

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

CPA 18-00495 Site Specific Comp Plan Amendment / Port Orchard Sand and Gravel

2. Name of applicant: AGENT: Levi Holmes

3. Address and phone number of applicant and contact person:

Levi Holmes

The JWJ Group, LLC

3599 NW Carlton St, Ste 201

Silverdale, WA 98383

PH: 360-626-1146

Levi@JWJGroup.com

4. Date checklist prepared: Revised 10-3-2019

5. Agency requesting checklist: Kitsap County Department of Community Development

6. Proposed timing or schedule (including phasing, if applicable):

Site Specific Comprehensive Plan Approval expected by the end of 2019. Reclamation of the property and close out of the mining permit are expected to happen at some point in the future concurrently at the time of Kitsap County Site Development Permits. Currently it is unknown when project specific land use and development permits will be submitted for.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Mine Reclamation Permit pursuant to KCC 17.060.065 and Subdivision Permit Processing upon Comprehensive Site Specific Amendment approval.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geological analysis provided, see geotechnical memorandum provided by N.L. Olson and Associates (Exhibit 1)

Staff Addition: Critical areas maps (Exhibit 3A and 3B)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

10. List any government approvals or permits that will be needed for your proposal, if known.

The current proposal will require removal of the mineral resource layer as well as a zoning change and amendment to the comprehensive plan. Future development of the site will require reclamation of the mining activity as well as development and land use permits which may include the following:

- Site development permit consistent with Kitsap County Code (KCC) Title 12
- Land use permits consistent with KCC Title 16, 17, and 21,
- Building permits consistent with KCC title 14

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

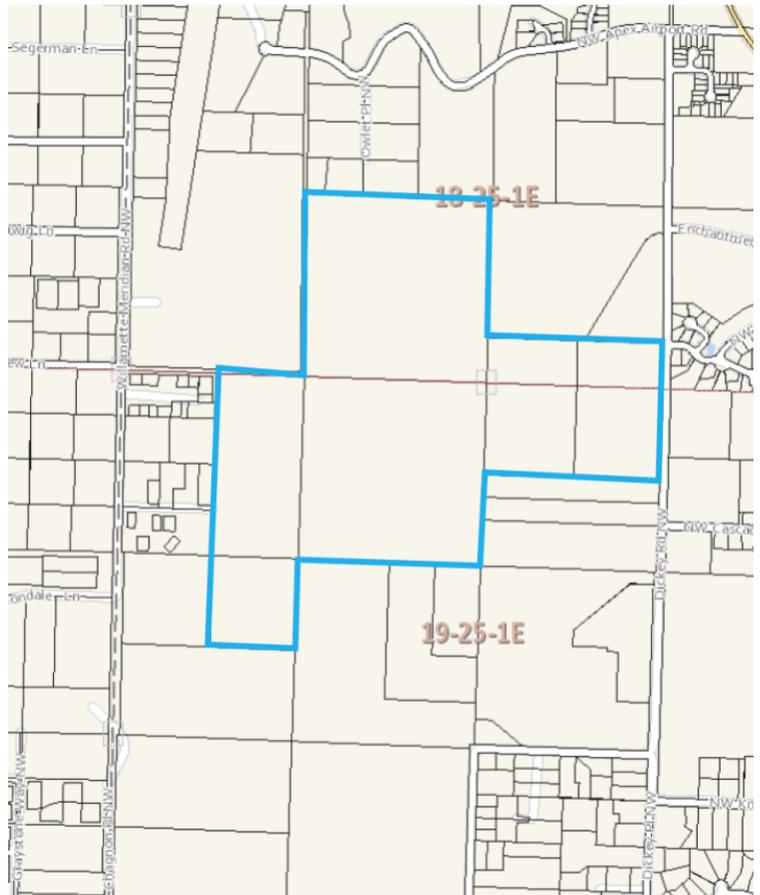
The property is approximately 138 acres currently zoned Industrial with a Mineral Resource Overlay. The applicant is requesting to rezone the property to approx. 78 acres of Neighborhood Commercial and approx. 60 acres of Urban Low Residential.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is comprised of 5 parcels totaling approximately 138.45 acres within a Mineral Resource Area/Industrial zoned area of the Silverdale UGA that is generally bordered by Newberry Hill Road NW, Dickey Road NW, Apex Airport Road NW, and Willamette-Meridian Road NW. The majority of the subject properties were a sand and gravel mine, which has now exhausted the resource and is awaiting reclamation.

Adjacent uses include residential, commercial, and industrial. Specifically to the north is rural residential, a private/public general aviation airport (Apex airpark airport), and vacant industrial land. To the west is rural single family residential, and various industrial uses. To the south is surface mining, a public solid-waste transfer center, an animal shelter as well as undeveloped land. To the east is urban low residential as well as an elementary school, and bus barn.

For more information on the site location reference Exhibit 2.



B. Environmental Elements [HELP]

1. **Earth** [help]

a. General description of the site:

(circle one): Flat, rolling hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

According to the Puget Sound Lidar maps available on the Kitsap County GIS website the site is rolling with flat areas. The general declivity of the site is east to west with slopes onsite varying from 0% to 40%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

See attached geotechnical memorandum provided by N.L. Olson and Associates (Exhibit 1).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Kitsap County Seismic Hazard Map identifies areas of liquefaction however that will not be an issue with the proposed site. See attached geotechnical memorandum provided by N.L. Olson and Associates. This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated in accordance with KCC Title 12 at the time of a project specific application. The topography of the site will allow for future commercial and/or residential development which will require grading of the site. Future grading volumes are unknown. Redevelopment will require reclamation and result in previously disturbed areas being potentially regraded and amended to mimic more natural conditions.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Erosion from future development activities will be controlled through KCC Title 12 and the Site Development Activity Permit (SDAP) process which includes a Temporary Erosion and Sediment Control Plan in accordance with the Kitsap County Stormwater Management Manual.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Potential impervious surfaces will be limited based on KCC Title 17.420 (85% max for Neighborhood Commercial), as well as Title KCC 17.500 Landscaping, and Title 16 Land Division and Development which have requirements for open space. KCC Title 12 will ensure all impervious surfaces properly mitigate water

quality and quantity. KCC Title 19, Critical Area Ordinance, will require additional buffers and impervious surface setbacks from critical areas including steep slopes, streams, wetlands, etc.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Currently the site has temporary erosion control measures as part of the mining activity. A Temporary Erosion and Sediment Control plan will be submitted to Kitsap County prior to any future development of the site. The plan will be in accordance with the Kitsap County Stormwater Management Manual. The plan will utilize Best Management Practices throughout construction. This could include vegetation retention, earth covering, filter fabric fences, stabilized construction entrances, sediment traps/ponds, stormwater ponds, rip-rap, hydroseeding, low impact development (LID) and other best management practices BMP's as necessary. Furthermore, redevelopment will require reclamation of the prior mining activities.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. During future development there will be some dust and emissions from construction equipment. Upon project completion the normal emissions from traffic by residents, customers and guests can be expected. Furthermore, the change from Industrial Zoning will reduce the potential for high intensity industrial uses which may create ongoing emissions as part of the business operations.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. The adjacent gravel mine and Apex Airport have limited sources of emissions and/or odor however they currently border residential areas.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. The reduction in industrial zoning will reduce potential emissions. Watering may be used to control dust during future construction. Pervious surface areas may be landscaped after construction.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Currently the site has large sediment ponds as part of the mining permit. The Kitsap County Critical Areas Map identifies potential fish and non-fish bearing streams. There are potential wetlands on site as well. Reference attached wetland exhibit 3.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated in accordance with KCC Title 19 at the time of a project specific application.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No dredge or fill is anticipated however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No withdrawals or diversions are anticipated however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, no part of the proposal lies within a 100-year flood plain

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None known however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

None anticipated, however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Any existing wells on the property are anticipated to be decommissioned when connecting to public water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Sanitary sewer from future development will be discharged to the sanitary sewer systems. Any existing septic systems are anticipated to be decommissioned when connecting to public sewer services.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Runoff from future development of the site will receive quantity control and quality enhancement in accordance with KCC Title 12 Stormwater Drainage.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future development has the potential for accidental spills during construction or accidental breakage of sewer lines. This same potential exists under the current zoning. Residential and commercial zonings are less likely to have large quantities of harmful chemicals stored on site.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated in accordance with KCC Title 12 at the time of a project specific application.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated in accordance with KCC Title 12 at the time of a project specific application.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: **alder, maple**, aspen, other
- evergreen tree: **fir, cedar**, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, **buttercup**, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated in accordance with KCC Title 12 and 19 at the time of a project specific application. Currently the majority of the site is stripped of vegetation however the redevelopment of the site will result in reclamation including replanting and amended soils.

c. List threatened and endangered species known to be on or near the site.

None known however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Kitsap County Code will require future development of the site to include landscaping consistent with KCC Title 17.

e. List all noxious weeds and invasive species known to be on or near the site.

Scotch Broom and Blackberry.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: **hawk**, heron, **eagle, songbirds, other:**
- mammals: **deer**, bear, elk, beaver, **other:**
- fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
None known however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated in accordance with KCC Title 19 at the time of a project specific application.

Staff Correction: The site includes the headwaters of Little Anderson Creek and Strawberry Creek. According to WDFW SalmonScape data, Little Anderson Creek contains listed Summer Chum and listed steelhead; Strawberry Creek contains listed steelhead.

- c. Is the site part of a migration route? If so, explain.
None known however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.
- d. Proposed measures to preserve or enhance wildlife, if any:
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.
- e. List any invasive animal species known to be on or near the site.
None known however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.
Future development may include electricity and natural gas for heating, lighting and other household use. It is anticipated that the energy demand for residential/commercial uses may be less than the demands for industrial uses.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.
Future buildings will be constructed in accordance with KCC Title 14 Buildings and Construction and will meet Washington State Energy Conservation codes.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
- 1) Describe any known or possible contamination at the site from present or past uses.

None known however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known however this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future construction may use and store small amounts of petroleum products for vehicle operations. Residential and Commercial zoning is less likely than Industrial zoning to have large quantities of harmful chemicals stored on site.

- 4) Describe special emergency services that might be required.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Increased police and fire services may be required as is necessary for any development regardless of zoning. Future development of the site may allow for potential east/west emergency vehicle connections with Dickey Rd and Willamette Meridian Rd.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. The adjacent gravel mine and Apex Airport generate noise, and the adjacent school generates heavy traffic. Currently all of them are located near residential areas.

Staff Addition: The proposal will re-zone undeveloped land to urban densities immediately adjacent to an existing surface mine (and the mines anticipated expansion) located to the South, which generates noise from rock crushing, vehicles, an asphalt batch plant, and occasional blasting. See Exhibit 8. Future industrial development on adjacent Industrial zoned parcels located to the NE, W, and SE may generate additional noise.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future development of the site may have construction noise during normal business hours on a short-term basis during construction, increased traffic and people noise on a long-term basis after site development. Residential and Commercial zonings have stricter noise restrictions than Industrial uses, thus the proposed amendment may result in a reduction of potential short/long term noise generation.

3) Proposed measures to reduce or control noise impacts, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future construction will be limited to normal business hours.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is vacant and undeveloped with a former gravel pit located on site. The properties to the north are residential, the properties to the northwest include an airfield, Apex Airport. The properties to the west and east include industrial properties, most of which are undeveloped. The properties to the south include industrial property with a Mineral Resource Overlay and an operational gravel and sand mining operation. This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. **Staff Addition: Urban residential uses would require greater setbacks for future industrial uses and mining or other mitigation measures and could limit the types of industrial uses permitted in the future.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Unknown, however, this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

Staff Correction: None - there are no adjacent agricultural or forest lands of long-term commercial significance.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

c. Describe any structures on the site.

None Known

- d. Will any structures be demolished? If so, what?
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.
- e. What is the current zoning classification of the site?
Industrial **Staff Addition: Mineral Resource Overlay**
- f. What is the current comprehensive plan designation of the site?
Mineral Resource Overlay / Industrial
- g. If applicable, what is the current shoreline master program designation of the site?
N/A No Shoreline
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, geological hazards with steep slopes (please reference attached geological report). The site lies within the urban growth boundary and has mapped fish/non-fish streams, and Category 1 and Category 2 Critical Aquifer designated areas. A large electrical easement bisects a significant portion of the eastern property boundary. This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

Staff Correction: Site also includes mapped liquefaction hazard areas (see Exhibit 1 & 2) and wetlands (see Exhibit 3A and 3B).

- i. Approximately how many people would reside or work in the completed project?
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Urban Low Residential zoning allows for 5-9 dwelling units per acre and Neighborhood Commercial allows for 10-30 units per acre however the site specific Land Capacity Analysis (LCA reference Exhibit 4) provided by Kitsap County calculates 151 new residential units (377 people) and 446 new jobs (reference Exhibit 5) The LCA is based on similar assumptions used for the currently adopted Comprehensive Plan. Furthermore the LCA calculates the property will consist of 25.16 net developable acres of Urban Low Residential and 31.04 net developable acres of Neighborhood Commercial.

Staff Addition: Per allowed densities in KCC 17.420.052 and .054 for the proposed zones, a minimum of 126 dwellings (315 people) and a maximum of 2,904 dwellings (5,227 people) could be proposed on the site.

- j. Approximately how many people would the completed project displace?
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. It is unlikely the future project would displace any people.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The site is within the Silverdale Urban Growth Area for Kitsap County and is adjacent to residential development to the north. The Neighborhood Commercial provides a buffer/transition to adjacent land uses. Industrial uses are planned for other surrounding properties and compatibility will be provided by naturally occurring and man made buffers. KCC Title 17 addresses setbacks and buffer requirements for adjacent uses. Kitsap County currently has many areas where Industrial zoning is located near commercial and residential zoning (reference Exhibit 6).

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

Staff Correction: None - there are no adjacent agricultural or forest lands of long-term commercial significance.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Urban Low Residential zoning allows for 5-9 dwelling units per acre and Neighborhood Commercial allows for 10-30 units per acre however the site specific Land Capacity Analysis (LCA reference Exhibit 4) provided by Kitsap County calculates 151 new residential units (377 people) and 446 new jobs (reference Exhibit 5). The LCA is based on similar assumptions used for the currently adopted Comprehensive Plan. Furthermore the LCA calculates the property will consist of 25.16 net developable acres of Urban Low Residential and 31.04 net developable acres of Neighborhood Commercial.

Staff Addition: Per allowed densities in KCC 17.420.052 and .054 for the proposed zones, a minimum of 126 dwellings (315 people) and a maximum of 2,904 dwellings (5,227 people) could be proposed on the site.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units will be removed as part of this Comprehensive Plan Amendment request.

Staff Addition: There are no housing units currently on the site.

- c. Proposed measures to reduce or control housing impacts, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future development will comply with KCC 17.420 which allows for a maximum building height of 35' in Urban Low and up to 45' in Neighborhood Commercial.

- b. What views in the immediate vicinity would be altered or obstructed?

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. The site is visible to the immediate neighbors. The reclamation will increase the aesthetics for surrounding properties including revegetation of the site.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Light from future buildings and vehicles would be noticed mainly at night. Industrial uses allow for much more intense light and glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- c. What existing off-site sources of light or glare may affect your proposal?

None known, however, this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- d. Proposed measures to reduce or control light and glare impacts, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Klahowya Secondary School and Silverdale Elementary are located nearby. Other recreation opportunities in the area are located at the Fairgrounds in Silverdale. The Bonneville power easement is an informal hiking trail.

Staff Additions: Newberry Hill Heritage Park, Anderson Hill Park, and soccer fields on Dickey Rd. The Kitsap County Non-Motorized Facilities Plan proposes a regional concept route through the area.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

Staff Correction: Non-motorized routes will be developed (see Exhibit 2).

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known, however, this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known, however, this is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

Prior gravel mine is likely to have encountered any potential historical or cultural points of interest. Kitsap County Code requires contractors to contact local jurisdictions if any potential cultural or historical points of interest are encountered during development.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed from Dickey Road NW and Willamette Meridian Road. Anderson Hill Road to the north and Newberry Hill Road to the south allows connectivity to State Highway 3 to the east.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Kitsap Transit does not serve the site. The nearest bus route is at the intersection of Anderson Hill Road and Old Frontier Place about 1 mile east of the site. Kitsap transit will have an opportunity to work with the applicant on possible routes and transit stops during a project specific application.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future development will include parking guidelines consistent with the design guidelines of Kitsap County Code including Title 17.490.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. The future development of the site may include construction of new streets onsite as well as frontage improvements. The project may need to contribute towards mitigation improvements for any roads that this project creates deficiencies on. The future project will also be required to pay traffic impact fees.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. The project is located in the vicinity of Apex Airport.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future development of the site will result in additional trips which will be calculated at the time of a project specific application.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application.

h. Proposed measures to reduce or control transportation impacts, if any:

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future development may require mitigation based on a traffic impact analysis and review by Kitsap County Public Works.

Staff Addition: A new road connecting Dickey Rd and Willamette-Meridian Rd will be developed (see Exhibit 2).

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future development of the site will require an increase in all of the above as is normal for residential and commercial developments. Impact fees will be paid to account for the increased need. Additional deficiencies may require additional mitigation at a project specific level.

Staff Addition: See Exhibit 7

b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a comprehensive plan amendment; site specific impacts will be determined and mitigated at the time of a project specific application. Future development will require impact fees which may include parks, schools and traffic.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity:	Puget Sound Energy Services
Water:	Silverdale Water District #16
Sanitary Sewer:	Kitsap County
Refuse Service:	Waste Management
Telephone:	U.S. West

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Levi Holmes

Position and Agency/Organization Manager, The JWJ Group LLC

Date Submitted: 10-4-19

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The redesignation to Urban Low Residential will allow additional dwelling units to be constructed beyond that allowed by the current designation/zone. A residential development is less likely to increase discharge to water, emissions to air production, storage, or release of toxic or hazardous substances and noise production beyond what is typical for industrial uses. Development of the site as a residential project most likely have impacts less than that of a site fully developed as Industrial. The inclusion of localized Neighborhood Commercial nodes provides the ability to have walkable neighborhoods and reduction in transportation related discharges.

Proposed measures to avoid or reduce such increases are:

The future development proposal will comply with Kitsap County development standards and requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The redesignation to Urban Low Residential will allow residential dwelling units to be constructed rather than an industrial development. The inclusion of localized Neighborhood Commercial nodes in the Alternatives provides the ability to have walkable neighborhoods. While both forms of development will remove existing vegetation and thereby alter habitat on the site, residential uses should have less impacts than industrial uses to plants and animals in the area.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The future development proposal will comply with Kitsap County development standards and requirements.

3. How would the proposal be likely to deplete energy or natural resources?

The Redesignation to Urban Low Residential will allow additional dwelling units to be constructed on the site. The inclusion of localized Neighborhood Commercial provides the ability to have walkable neighborhoods and may allow

an additional amount of limited commercial serving the local community. This construction and ongoing residential uses will use energy in the future however the demand is anticipated to be less than a fully developed Industrial property. The site has been mined and the resource has been depleted.

Proposed measures to protect or conserve energy and natural resources are:

The future development proposal will comply with Washington State Energy code and Kitsap County development standards and requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The redesignation to Urban Low Residential will allow additional dwelling units to be constructed on the site. The inclusion of localized Neighborhood Commercial provides the ability to have walkable neighborhoods and may allow an additional amount of limited commercial serving the local community. The site does not contain any areas designated or considered by government for parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, flood plains or prime farmlands.

Environmentally sensitive areas will be protected by Kitsap County Critical area Ordinance and other Kitsap County Code provisions. Furthermore the development will require open space and park amenities.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The future development proposal will comply with Kitsap County development standards and requirements.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The site is not in the Shoreline Management Area and this redesignation and future development of the site is not expected to affect shoreline uses.

Staff Correction: The proposal will re-zone undeveloped land to urban densities immediately adjacent to an existing surface mine (and the mines anticipated expansion) located to the South as well as existing (and future) industrial development on adjacent Industrial zoned parcels located to the NE, W, and SE. These could create noise or other impacts to the proposed residential area. Urban residential uses would likely result in greater setbacks for future industrial uses and mining or other mitigation measures and could limit the types of industrial uses permitted in the future.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The future development proposal will comply with Kitsap County development standards and requirements.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The redesignation to Urban Low Residential will allow additional dwelling units to be constructed. The inclusion of localized Neighborhood Commercial provides the ability to have walkable neighborhoods and may allow an additional amount of limited commercial serving the local community. This higher density may increase demands on all of the above.

Staff Addition: Estimated effects on public services are provided in Exhibit 7.

- Proposed measures to reduce or respond to such demand(s) are:

Traffic mitigation may be required for capacity deficiencies. Silverdale Water District has storage and capacity to serve the site. The future development will require Impact Fees to be paid to Kitsap County to address the increased demand for these urban services.

Staff Correction: Mitigation for capacity deficiencies may be required during project level review for roads, transit, and schools (see Exhibit 7).

Staff Addition: A new road connecting Dickey Rd and Willamette-Meridian Rd will be developed (see Exhibit 2). Non-motorized routes will be developed (see Exhibit 2).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The redesignation to Urban Low Residential with Neighborhood Commercial provides the ability to have walkable neighborhoods and may allow an additional amount of limited commercial to serve the local community and will not conflict with local, state, or federal laws or requirements to protect the environment.